



### **New Contemporary Villa with Wonderful Sea View in Grimaud**

**Reference No:** 3067  
**Price Euros:** 3,675,000  
**Area:** St Tropez  
**Town:** Grimaud  
**Department:** Var  
**Bedrooms:** 5  
**Land Size m2:** 2,506  
**Habitable space m2:** 300

**Full Description:** New Contemporary Villa with Wonderful Sea View in Grimaud

The villa of about 300 m2 looks out from a raised position over a panoramic leafy landscape. Situated on a private domain it offers a panoramic sea view towards the Bay of Saint Tropez.

While the exterior retains some traditional Provencal features, the villa is essentially contemporary in its design and detail. The high ceilings of the interior allow exceptional volume, space and light. The tall wide windows on the ground floor open up on to connecting terraces that follow the configuration of the ground and offer varying degrees of exposure and cover. A short flight of steps leads to a large pool terrace and secure over-flow pool.

Much attention has been given to the landscaping and the garden, which has been divided into zones planted with Oak, Eucalyptus, Olive, Almond, Lavender and a variety of Palms.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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**Ground floor:**

- Dining room with American kitchen opening on a terrace
- Living room with see-through fireplace opening on the pool area
- TV room with ensuite library
- Guest toilet
- Laundry

**Upper floor:**

- Master bedroom with ensuite bathroom and private terrace
- 3 Guest bedrooms with each its own bathroom
- 1 office

**Amenities:**

- Double garage for 2 cars
- Huge storage area
- Overflow pool
- Exceptional high ceiling of 3,50m on ground floor
- Underfloor heating on ground floor
- Reversible heating / air-conditioning in bedrooms
- Home automation system (light, heating, alarm)

The villa is designed for all year or summer residence. Very good rental potential.

**Property Features:** Air conditioning, Alarm, Automatic Gates, Automatic Watering, Balcony, Broadband / ADSL, Canal water, Double Glazing, Fireplace, Independant Apartment, Infinity effect pool, Large Rooms, Laundry, Letting Potential, Outside Lighting, Private Garden, Private Pool, Satellite TV, Summer Kitchen, Terrace, Terracotta Flooring, Traditional roof with génoise

**Nearby Amenities:** Beaches, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Sports Complex, Swimming Pool, Tennis Courts, Watersports, Weekly market

**View:** Countryside, Garden, Hills, Panoramic, Pleasant, Pool, Rural, Sea view, Woods

**Heating:** Rev. climate control, Underfloor



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